

20190522000175370
05/22/2019 11:26:10 AM
DEEDS 1/2

SEND TAX NOTICE TO:
John Nettuno & Margarete P. Nettuno
131 Laurel Glory Road
Canton, GA 30114

This instrument prepared by:
Stewart & Associates, P.C.
3595 Grandview Pkwy, #280
Birmingham, Alabama 35243

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That, in consideration of One Hundred Fifty Six Thousand Two Hundred Fifty and 00/100 Dollars (\$156,250.00) in hand paid to the undersigned, **Russell L. Roberts**, a married man, whose address is 154 Barnsley Street, Wilsonville, AL 35186, (hereinafter referred to as "Grantor", whether one or more), by **John Nettuno and Margarete P. Nettuno**, whose address is 131 Laurel Glory Road, Canton, GA 30114, (hereinafter referred to as "Grantee", whether one or more), the receipt and sufficiency of which are hereby acknowledged, Grantor does, by these presents, grant, bargain, sell, and convey unto Grantee, **as joint tenants with right of survivorship**, the following described real estate situated in **Shelby County, Alabama, to-wit:**

Lot 204, according to the Survey of Village at Polo Crossings, Sector 1, as recorded in Map Book 39, Page 42 A, B & C, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: ADVALOREM TAXES DUE OCTOBER 01, 2019 AND THEREAFTER. EASEMENTS, RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD, AND OTHER MATTERS WHICH MAY BE VIEWED BY OBSERVATION. MINING AND MINERAL RIGHTS EXCEPTED.

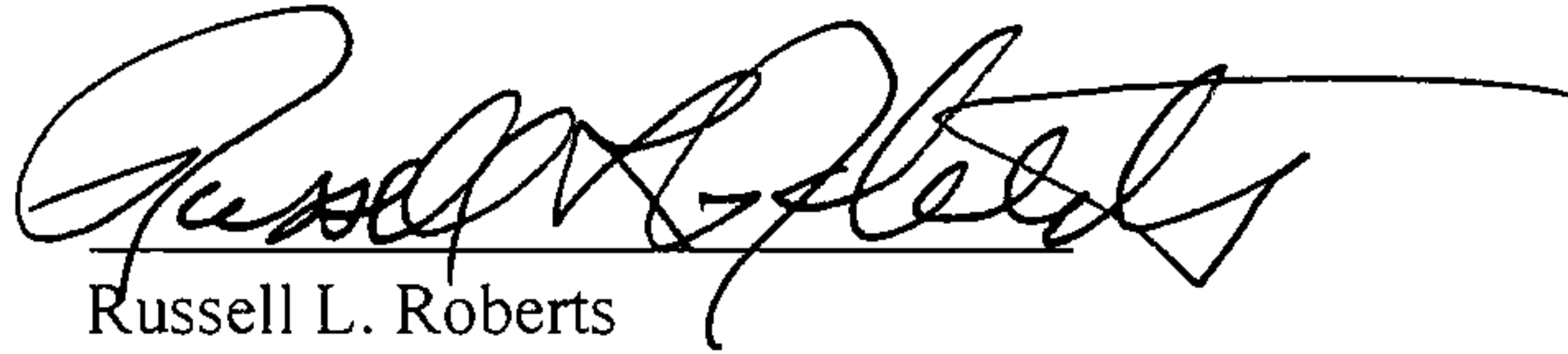
\$115,000.00 OF THE CONSIDERATION AS WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

The property herein conveyed does not constitute the homestead of the Grantor, nor that of his spouse.

Russell L. Roberts is the surviving grantee of that certain Warranty Deed recorded in Instrument #20081117000441110. The other grantee, Marjorie E. Roberts, is deceased, having died on or about March 11, 2018.

TO HAVE AND TO HOLD, to Grantee, as joint tenants, with right of survivorship, and their heirs, executors, administrators and assigns forever. The Grantor do for themselves, their heirs and assigns, covenant with Grantee, and their heirs, executors, administrators and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as noted above; that Grantor has good right to sell and convey the same as aforesaid; that Grantor will, and their heirs, executors, administrators shall warrant and defend the same to the said Grantee, and their heirs and assigns forever, against the lawful claims of all persons.

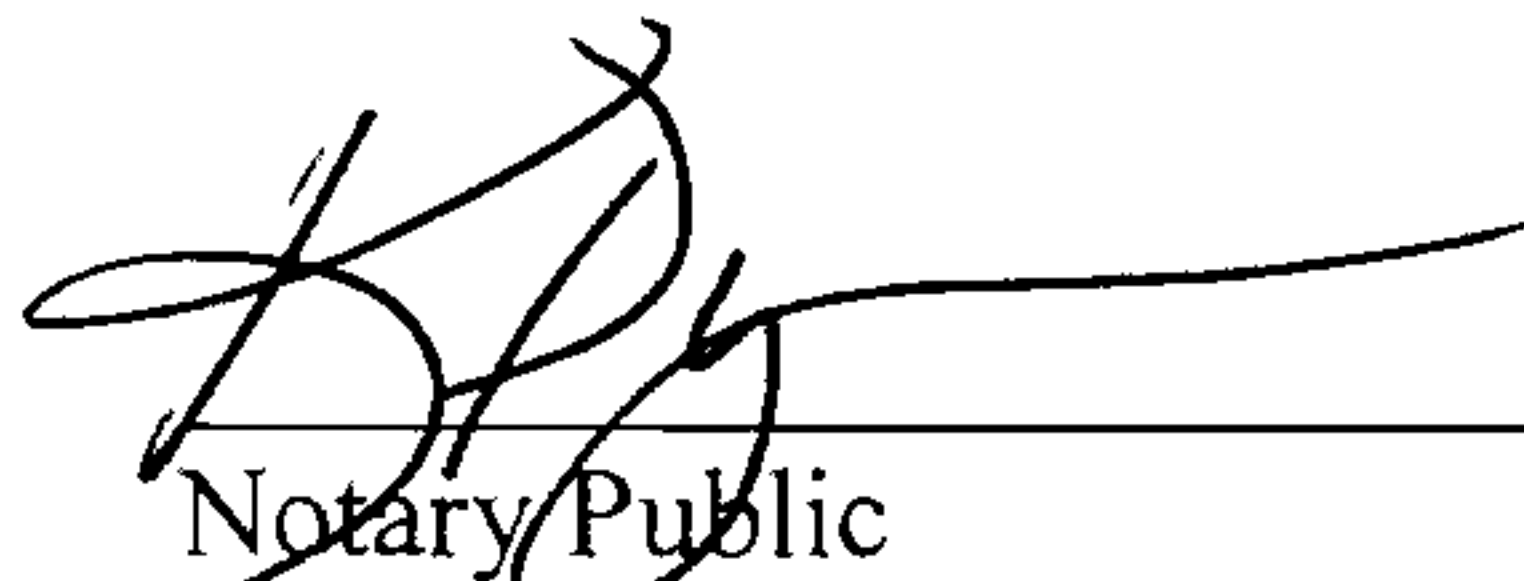
IN WITNESS WHEREOF, Grantor has set their signature and seal on this 20th day of May, 2019.

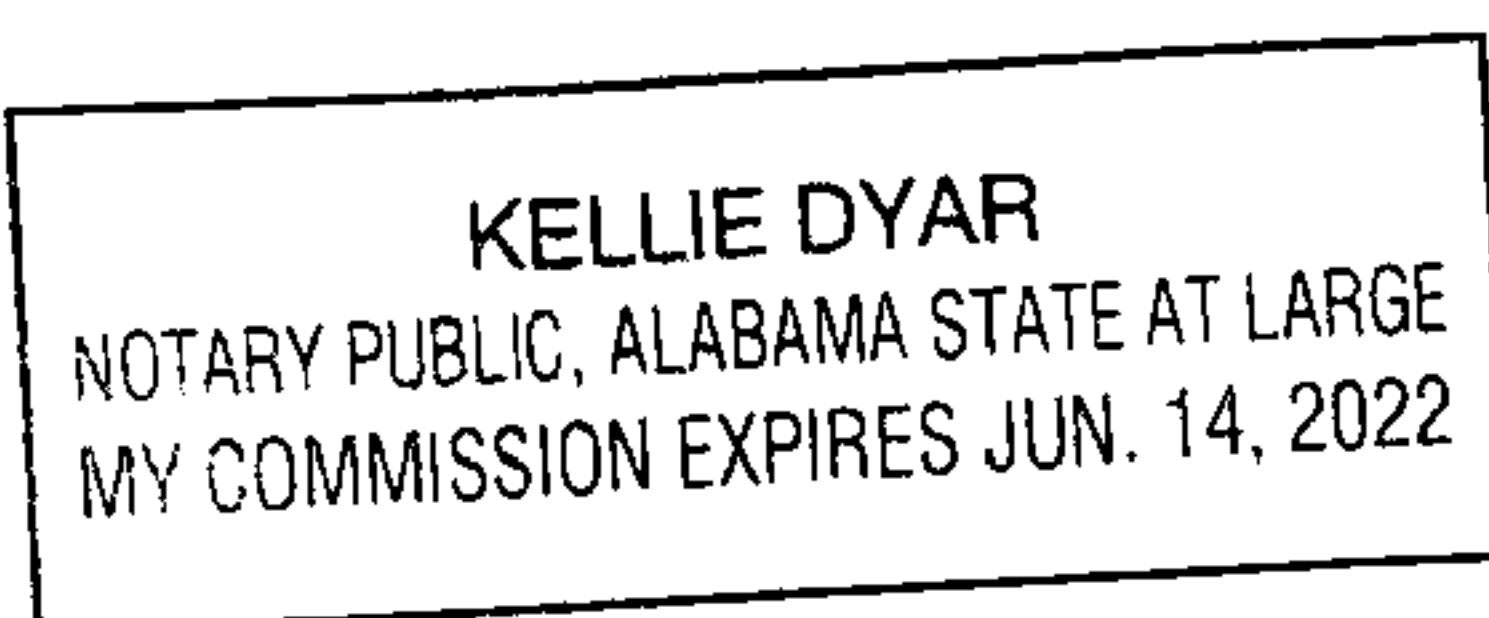

Russell L. Roberts

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Russell L. Roberts**, a married man, whose name is signed to the foregoing instrument, and who is/are known to me, acknowledged before me on this day, that, being informed of the contents of the said instrument, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of May, 2019.


Notary Public
Commission Expires: 06/14/2022



CHL1900025



Filed and Recorded
Official Public Records
Judge of Probate, Shelby County Alabama, County
Clerk
Shelby County, AL
05/22/2019 11:26:10 AM
\$59.50 CHARITY
20190522000175370

Allen S. Bayl